

This instrument prepared by  
KELLY & KELLY, P.C.  
Attorneys at Law  
Jasper, TN 37347

RESTRICTIONS OF TAYLOR ESTATES SUBDIVISION  
MARION COUNTY, TENNESSEE

WHEREAS, the undersigned, Terry L. Taylor and William H. Lynch, Jr., Co-Trustees, own certain lands in the Second Civil District of Marion County, Tennessee, as shown by plat of Taylor Estates Subdivision, which plat is of record in Plat Book 4, page 313, Register's Office of Marion County, Tennessee; and

WHEREAS, the said subdivision is to be used only for residential purposes, and the said owners desire to restrict the land use and development.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and for the protection of the present and future owners of the lots in the said subdivision, the following special covenants and restrictive conditions are hereby made covenants to run with the land, whether or not they are mentioned or referred to in subsequent conveyances of said lots or portions thereof, and all conveyances shall be accepted subject to said covenants and conditions.

SECTION 1: LAND USE. The property shall be used for residential purposes only.

SECTION 2: SIZE AND QUALITY OF DWELLING. No more than two (2) residential dwellings shall be constructed upon any individual tract, and any dwelling constructed upon said lands shall have a minimum of one thousand two hundred (1,200) square feet of living space, exclusive of basement, carport, garage and porches. Each dwelling shall have a garage or carport.

Furthermore, same shall be constructed from good quality materials and workmanship.

SECTION 3: TYPE OF STRUCTURES. No mobile home, trailer home, tent or camper may be placed on this real estate for any utilitarian purposes.

No unlicensed, nor any junked or salvaged vehicles may be kept upon the described premises.

All outbuildings shall be of a permanent nature and shall be constructed in such a manner as to conform to other such buildings in the neighborhood.

SECTION 4: NUISANCES. No noxious or offensive activity shall be allowed upon this real estate, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SECTION 5: OIL AND MINING OPERATIONS. No oil drilling, oil development, operations, oil refining, quarrying or mining operations of any kind shall be permitted upon this real estate, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted thereon.

SECTION 6: GARBAGE AND REFUSE DISPOSAL. No portion of this real estate shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall not be kept except in sanitary containers.

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All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

SECTION 7: SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on this real estate, unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of both the State and local public health authorities. Approval of such system, as installed shall be obtained from such authorities.

SECTION 8: LIVESTOCK AND POULTRY. No hogs or game chickens may be kept on this real estate.

SECTION 9: GENERAL PROVISIONS.

TERM: These Restrictions are to be considered as covenants running with the land, and shall be binding upon the Grantees, their heirs and assigns.

SEVERABILITY: The invalidation of any of these covenants by judgment of court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

SECTION 10: No structures are to be erected below flood elevation 621.0.

IN TESTIMONY WHEREOF, I have hereunto set my signature on this the 18th day of October, 1988.

*Terry L. Taylor*  
Terry L. Taylor, Trustee

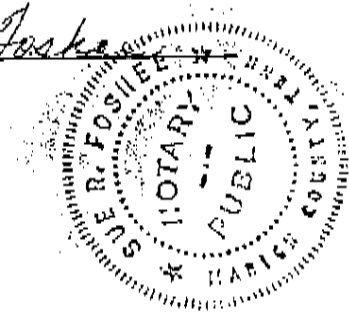
*William H. Lynch, Jr.*  
William H. Lynch, Jr., Trustee

STATE OF TENNESSEE  
COUNTY OF MARION

On this the 18th day of October, 1988, before me personally appeared Terry L. Taylor, Trustee, and William H. Lynch, Jr., Trustee, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

*Sue P. Foshee*  
Notary Public

My commission expires: 12-2-91



STATE OF TENNESSEE, MARION COUNTY  
I, Eunice Turner, Register of said County do hereby certify that the foregoing instruments and certificate were noted in Note Book 12 Page 182 at 10:55 A.M., Oct 18 1988, and recorded in Vol. Book 182 Page 839 State Tax Paid \$ 8.00 Fee 8.00 Recording Fee \$ 8.00 Total \$ 8.00 Receipt No. 36088  
*Eunice Turner*  
Register OLWDR

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